

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
August 2, 2011**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:00 PM – Public Hearing

2. Roll Call.

PRESENT: Tiller, McFarland, Ornelas, D. Martinez, Salazar, Anguiano, C. Martinez, McNealy, Nava

ABSENT: Christian

3. Approval of July 19, 2011 Zoning Commission Minutes.

AYES: Tiller, McFarland, Ornelas, Martinez, Salazar, Anguiano, McNealy, Nava

NAY: None

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2011163 (Council District 3):** A request for a change in zoning from “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on East 225 feet of Lot 250, Block 25, NCB 11124, 563 Moursund Boulevard. Staff recommends approval.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor. Staff mailed 98 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner McFarland seconded by Commissioner D. Martinez to recommend approval.

AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, Anguiano, McNealy, Nava

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2011164 (Council District 6):** A request for a change in zoning from “C-3” General Commercial District and “C-3R” General Commercial Restrictive Alcohol Sales District to “MF-25” Multi Family District on Lot 24, Block 17, NCB 17635, 11000 Block of Culebra Road. Staff recommends approval.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 90 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner McFarland seconded by Commissioner D. Martinez to recommend approval.

AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, Anguiano, McNealy, Nava

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2011165 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 3 and 4, NCB 2587; and Lots 1 and 2, NCB 6288, 2008, 2012 and 2018 South Flores Street. Staff recommends approval.

Staff stated there were 24 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and the no response from the Lone Star Neighborhood Association and the Collins Garden Neighborhood Association. Staff mailed 16 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner McFarland seconded by Commissioner D. Martinez to recommend approval.

AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, Anguiano, McNealy, Nava

NAY: None

THE MOTION CARRIED

Commission C. Martinez arrived at 1:10 p.m.

INDIVIDUAL CONSIDERATION:

7. ZONING CASE NUMBER Z2011130 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 31, Block 1, NCB 3855, 353 Brahan Boulevard. Staff recommends denial.

Patrick Christensen, representative, stated the applicant is requesting a two-continuance. He also stated this case was approved by the Planning Commission however, there is opposition from the Westfort Neighborhood Association and feels there might be a chance for some reconciliation with the neighborhood. He further stated the applicant's property has had three units.

Steven Claffin, applicant, stated he pulled the permits on time. He also stated the permits have been inspected and closed.

Staff stated there were 21 notices mailed out to the surrounding property owners, 21 returned in opposition and 1 returned in favor and the Westfort Alliance Neighborhood Association is in opposition.

The following citizens appeared to speak:

Meggan Partain, citizen, spoke in opposition.

Charles Stallcup, citizen, spoke in opposition.

Gil Murillo, citizen, spoke in opposition.

Connie Michel, citizen, spoke in opposition.

Margo Swann, citizen, spoke in opposition.

COMMISSION ACTION

The motion was made by Commissioner D. Martinez seconded by Commissioner C. Martinez to recommend denial.

AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, Anguiano, C. Martinez, McNealy, Nava

NAY: None

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2011160 (Council District 10): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 9, Block 3, NCB 17439, 13107 Lookout Run. Staff recommends denial.

Patrick Christensen, representative, stated this is a non emergency transport service to hospitals. Transportation is provided to patients who are picked at the airport coming to San Antonio to see a specialized hospital center or an elderly person being transported from hospital to hospital. He also stated this would be used for a weigh station for the ambulances and would not have a dispatch office. This facility will be used to park the EMS vehicles and for the EMS technicians to have a place to rest while waiting for a call. This would avoid having these vehicles waiting in a parking lot for a call.

Staff stated there were 20 notices mailed out to the surrounding property owners, none returned in opposition and none returned in favor.

COMMISSION ACTION

The motion was made by Commissioner McFarland seconded by Commissioner C. Martinez to recommend approval pending the approval of the plan amendment

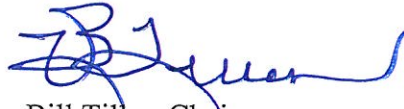
AYES: Tiller, McFarland, D. Martinez, Anguiano, C. Martinez, Nava

NAY: Ornelas, Salazar, McNealy

THE MOTION CARRIED

12. There being no further business, the meeting was adjourned at 2:09 p.m.

APPROVED:



Bill Tiller, Chairman

ATTEST:



Barbara Nelson
Executive Secretary